

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
SWS Kenwood Avenue, 280 ft. +/-
NW of c/l Coco Road
6511 Kenwood Avenue
14th Election District
6th Councilmanic District
Robert Smeltzer, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-233-A
*

AMENDED FINDINGS OF FACT AND CONCLUSIONS OF LAW

By Order of the Zoning Commissioner dated January 10, 1996, administrative relief was granted in the above captioned case to allow a side yard setback of 6 ft., in lieu of the minimum required 10 ft., for an addition in a D.R.5.5 zone. Subsequent to the issuance of that Order, the Petitioners requested a modification of same, so as to permit a variance of 1 ft.6 inches in lieu of the required 10 ft. It was indicated that the variance was necessary to construct the aforementioned addition.

Pursuant to the instructions of the Zoning Commissioner, the Petitioners subsequently obtained and submitted a letter from the adjoining property owner, Frederick W. Kahler, Jr. Mr. Kahler owns and resides on the adjacent property and is the most affected neighbor by the proposed addition. A letter submitted by Mr. Kahler indicates that he is aware of the proposed addition with a setback of 1 ft. 6 inches and does not object to the grant of the relief consistent with this request.

For these reasons, as well as those set forth in the prior Order, the relief requested shall be granted.

NOW, THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of February, 1996 that the Petition for Variance to permit a side yard setback of 1 ft. 6 inches, in lieu of 10 ft. in a D.R.5.5 zone, for an addition, be and is hereby GRANTED; and,

ORDER RECEIVED FOR FILING


Date

By

MICROFILMED

IT IS FURTHER ORDERED that the remainder of the Zoning Commissioner's opinion and Order issued on January 10, 1996, be and is hereby ratified and incorporated, as specifically amended herein.

Any appeal from this decision must be taken in accordance with the applicable provisions of law.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING

Date

2/23/96

By



MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

February 22, 1996

Mr. and Mrs. Robert E. Smeltzer
6511 Kenwood Avenue
Baltimore, Maryland 21237

RE: Petition for Administrative Variance
Property: 6511 Kenwood Avenue
Case No. 96-22-A

Dear Mr. and Mrs. Smeltzer:

Enclosed herewith is an Amended Findings of Fact and Conclusion of Law regarding the above captioned matter. The Petition for Administrative Variance has been granted.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn

c: Mr. James M. McKinney
E-Z Permit Service



IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
SWS Kenwood Avenue, 280 ft. +/-	* ZONING COMMISSIONER
NW of c/1 Coco Road	
6511 Kenwood Avenue	* OF BALTIMORE COUNTY
14th Election District	
6th Councilmanic District	* Case No. 96-233-A
Robert Smeltzer, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Robert Smeltzer and Frances G. Smeltzer, his wife, for that property known as 6511 Kenwood Avenue in the Golden Ring section of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 6 ft., in lieu of the minimum required 10 ft., for an addition, in a D.R.5 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

Date 1/10/96

By M. Novak

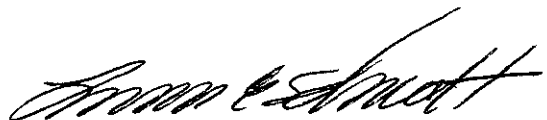
RECEIVED

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of January, 1996 that the Petition for a Zoning Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 6 ft., in lieu of the minimum required 10 ft., for an addition, in a D.R.5 zone, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING

Date 1/6/96
By M. G. Gault

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 5, 1996

Mr. and Mrs. Robert Smeltzer
6511 Kenwood Avenue
Baltimore, Maryland 21237

RE: Petition for Administrative Zoning Variance
Case No. 96-233-A
Property: 6511 Kenwood Avenue

Dear Mr. and Mrs. Smeltzer:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.

CRAP



Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6511 Kenwood Ave.
address

Baltim e, MD. 21237
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

SEE REVERSE Side

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Frances G. Smeltzer
(signature)
FRANCES G. SMELTZER
(type or print name)



Robert Smeltzer
(signature)
Robert Smeltzer
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9 day of November 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Maryland

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

11-9-95
date

Rose M. Taylor
NOTARY PUBLIC

My Commission Expires: 1/10/99

MICROFILMED



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6511 Kenwood Ave
which is presently zoned dr 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1

To allow a side yard setback of 6 ft. for a proposed addition in lieu of the minimum required 10 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) NEED EXTRA SPACE Due To MOTHER moving in

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

Robert Smeltzer

(Type or Print Name)

Signature

6511 Kenwood Ave. 574-1742
Address Phone No

Baltimore, MD. 21237
City State Zipcode
Name, Address and phone number of representative to be contacted

James Mc Kinney
Name

7633 South Bend rd. 477-1677
Address Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: AA

DATE: 12-8-95

ESTIMATED POSTING DATE: 12/17 (tentative)

Printed with Soybean Ink
on Recycled Paper

ITEM #: 241

ZONING DESCRIPTION6511 KENWOOD AVE.

Beginning at a point on the SW side of Kenwood Ave., 280 ft \pm NW of the center line of Coco Rd. containing 0.208 ac \pm & located in the 14th Elect. Dist.

Thence running S 51° 00' 14" E 57.12 ft. thence N 51° 00' 55" E 176.20 ft. thence N 40° 16' 55" W 50.01 ft. thence S 51° 00' 55" W 185.22 ft. to the point of beginning.

NOW, THEREFORE, in consideration of these premises, the terms and conditions stated herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Mortgagors grant, assign and convey to Mortgagee, its successors and assigns, all that lot or lots of ground situate and lying in Baltimore County, State of Maryland and described as follows:

BEGINNING for the same at a point in the center of Kenwood Avenue at a distance of 191.63 feet measured southeasterly along the center line thereof from the end of the north 54 degrees 50 minutes 00 seconds east 47.6 perch line of the first parcel of land described in a deed from Charles Kahler and wife to Frederick Scharf, dated February 26, 1930 and recorded among the Land Records of Baltimore County in Liber LMcL.M. No. 845, folio 496; thence running and binding on the center line of said Kenwood Avenue, south 51 degrees 00 minutes 14 seconds east 51.12 feet; thence leaving said Kenwood Avenue south 51 degrees 00 minutes 55 seconds west 185.72 feet; thence for a line of division, north 40 degrees 16 minutes 53 seconds west 50.01 feet; thence by a line parallel and distant 50 feet from the second line of this description and reversely on the third line of the lot of ground which by deed dated September 12, 1940 and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1788, folio 115, was granted and conveyed by Frederick Kahler and wife to Frank V. Suski and wife, north 51 degrees 00 minutes 55 seconds east 176.20 feet to the place of beginning. Containing 0.208 of an acre of land, more or less. The improvements thereon being now known as No. 6511 Kenwood Avenue.

BEING the same lot of ground which by Deed dated July 6, 1978 and intended to be recorded immediately prior hereto, was granted and conveyed by Shirley Humphrey to the above Gr Mortgagors.

RECORDED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-235-11

District 14th Date of Posting 12/17/95
Posted for: Variance
Petitioner: Robert L. Fronies Smeltzer
Location of property: 6511 Kenwood Ave
Location of Sign: Facing road way on property being zoned
Remarks: _____
Posted by [Signature] Date of return: 12/22/95
Number of Signs: 1



BALTIMORE CO. TY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

Item No. 211

011063

DATE 12-8-95 ACCOUNT R-001-6150

AMOUNT \$ 85.00
SITE 6511 Kenwood Ave.

RECEIVED FROM: R E Smeltzer owner
#010 - RES Variance (Admin) + Ling fee - \$50.00
#080 - Sign + posting - 35.00
FOR: _____

DIADJ00156MICHRC
011:09AM12-08-95
Total \$85.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 18, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-233-A (Item 241)
6511 Kenwood Avenue
SWS Kenwood Avenue, 280' +/- NW of c/l Coco Road
14th Election District - 6th Councilmanic
Legal Owner: Robert Smeltzer and Frances G. Smeltzer

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before December 17, 1995. The closing date (January 2, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Robert and Frances Smetzer
James McKinney

MISSOURI



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 29, 1995

Mr. and Mrs. Robert Smeltzer
6511 Kenwood Avenue
Baltimore, MD 21237

RE: Item No.: 241
Case No.: 96-233-A
Petitioner: R. Smeltzer, et ux

Dear Mr. and Mrs. Smeltzer:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on December 8, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Dec. 26, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for December 26, 1995
Items 232, 233, 234, 235, 236, 238, 239,
240, 241 and 242

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

RECEIVED
DEC 29 1995

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 12/22/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF DEC. 18, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 232, 233, 234, 235, 236,
237, 238, 239, 240, 241 AND 242.

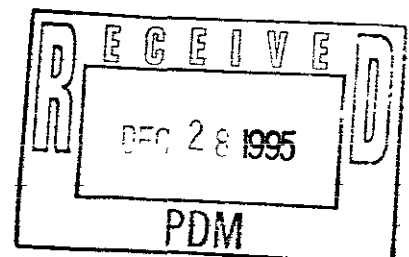
REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

12/22/95



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: December 20, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 235 & (241)

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL

MICROFILMED



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoﬀ
Administrator

12-18-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 241 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance (s) onto MD/US #588 is acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-333-1350 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

PETITION PROBLEMS

#241 — JJS

1. Notary section is incorrect/incomplete.

NOT FILED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

February 5, 1996

(410) 887-4386

Mr. James M. McKinney
E-Z Permit Service
7633 South Bend Road
Baltimore, Maryland 21222

RE: Petition for Administrative Zoning Variance
Case No. 96-233-A
Property: 6511 Kenwood Avenue

Dear Mr. McKinney:

This is to acknowledge receipt of your letter of January 24, 1996.

If you can obtain and forward a letter in support of the modification of the requested variance from the most affected neighbor, I will amend the Order and approve the requested modification. According to the site plan, that neighbor is identified as F.W. Kahler. I make this request in view of the fact that the Petition for Variance was posted and advertised as a request for a 6 ft. side yard setback. If the actual setback is contemplated to be one ft. 6 inches, I would want assurance that the most directly affected property owner is aware of and approves the reduced setback.

Please do not hesitate to contact me should you have any questions in this regard.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

PROFILE

February 13, 1996

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

RE: Petition for Administration Zoning Variance
Property: 6511 Kenwood Avenue
Case No. 96-233-A

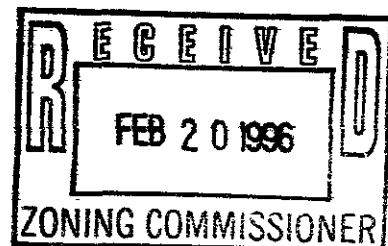
To whom it may concern:

As requested, I, Frederick W. Kahler, Jr. owner of the adjoining property and neighbor of Robert E. and Francis G. Smeltzer at 6511 Kenwood Avenue, am taking this opportunity to let you know that I am aware that a residential variance has been applied for to allow a setback of one and one half feet (1.5') so an addition can be built on their existing dwelling.

This is to provide you with written documentation that I am aware of the proposed addition and do not have any objections in allowing this setback variance.

Sincerely,

Frederick W. Kahler, Jr.



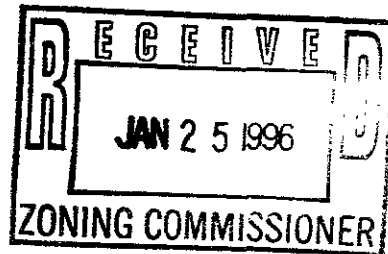
MICROFILMED

E-Z Permit Service

*Admin
2/1/96*

7633 South Bend Rd
Baltimore Md. 21222
410-477-1677
Fax: 410-477-1677

January 24, 1996



Lawrence E. Schmidt
Zoning Commissioner
Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

RE: Petition for Administrative Zoning Variance
Case No. 96-233-A
Property: 6511 Kenwood Avenue

Dear Commissioner Schmidt,

Please be advised that the variance No. 96-233-A was granted in error.

The side yard setback should have read 1' 6'' instead of 6'

We would greatly appreciate your reconsideration of this case.

We are sorry for the inconvenience.

Very truly yours,

James M. McKinney
James M. McKinney
E-Z Permit Service

MICROFILMED

NOTES:

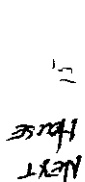
1. BRL information, if shown, was obtained from existing record plat or local agencies and is not guaranteed by NIT, Inc.

2. Building line and/or Flood Zone information is subject to the interpretation of the engineer.

3. NIT, Inc. does not claim to be aware of or responsible for unrecorded encroachments or overlaps.

4. Property markers NOT found.

5. Setback distance accuracy $\pm 1'$.

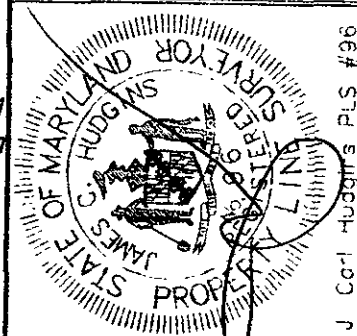


NOTE: DRIVEWAY APPEARS TO BE ENCRDACHING UPON ADJOINING LOT BY C.5.4.

Subject property is shown in Zone C on the FIRM Map of Baltimore County, Maryland on Community Panel 240010 0410 B .Effective March 2, 1981

This is to certify that I have surveyed the property shown hereon,
being known as 6511 Kenwood Avenue
as described in a deed
recorded among the land records of Baltimore County,
Maryland in Liber 5909 , folio 307
or the purpose of locating the improvements thereon.

This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing purposes. This plat is not to be relied upon for the establishment of location of fences, garages, buildings, or other existing or future structures. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or for securing financing or refinancing.



LOCATION DRAWING
6511 Kenwood Avenue
Baltimore County, Maryland
Election District - 4

NTT Associates, Inc.
16205 Old Frederick Road
Mt Airy, Maryland 21771
Ph. (410)442-2031
Fax No. (410)442-315

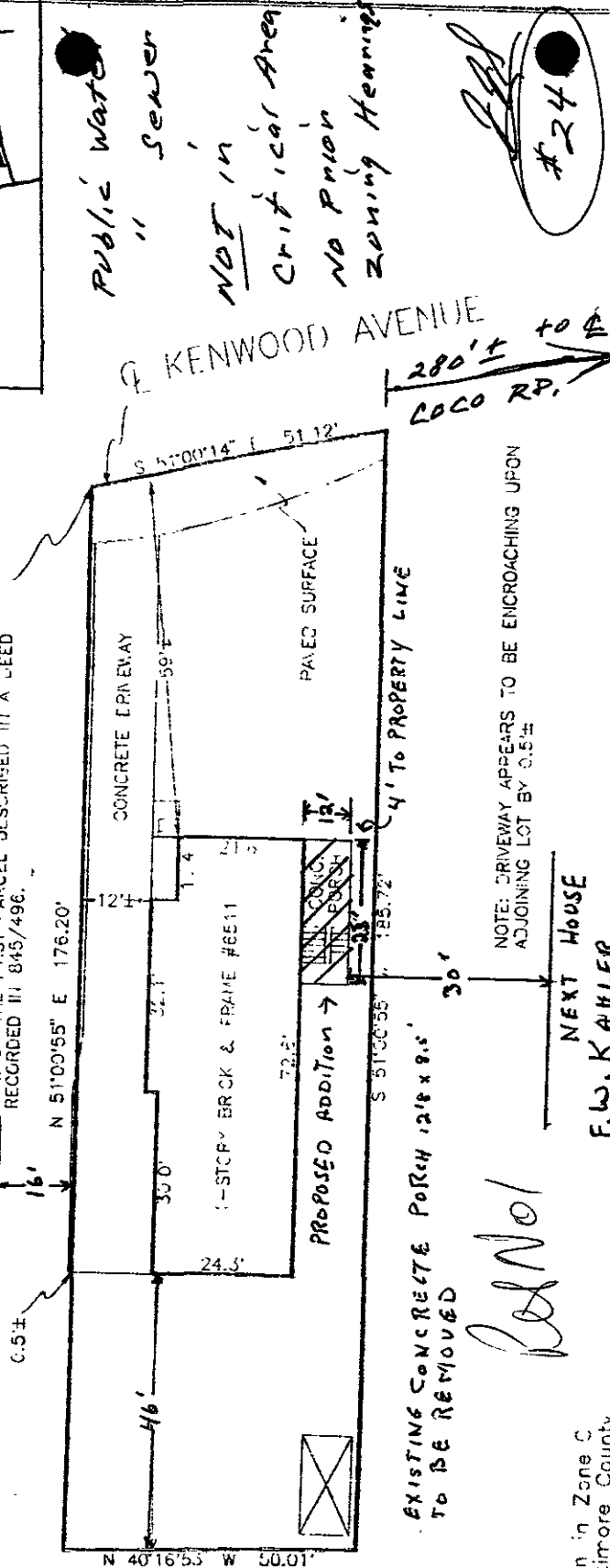
J. Co. - Huddell's PLS #36

NOTES:

1. B.L. information, if shown, was obtained from existing record plat or local agencies and is not guaranteed by N.T.I. Inc.
2. Building line and/or Flood Zone information is subject to the interpretation of the originator.
3. N.T.I. Inc. does not certify to unknown or unrecorded encroachments or overlaps.
4. Property boundaries are shown as recorded or ascertained by this location.
5. Satisfactory distance accuracy 1/4"

Owner: Frances O. Smetzer
Elect. Dist: 14th CO. Dist: 6th
1" = 200' scale map # NE, 4-F
ZONING: DR-5.5
H.E. SHOTT Lot size: 9060 sq ft. 208 Act
1408006589

NEXT HOUSE
P.O.B. - 191.63' SOUTHEASTERLY ALONG CENTER LINE
FROM THE END OF THE N 54° 50' 00" E - 47.3 PERCHES
LINE OF THE FIRST PARCEL DESCRIBED IN A DEED
RECORDED IN 845/496.



EXISTING CONCRETE PORCH 12' x 8.5'
TO BE REMOVED

Rel No 1

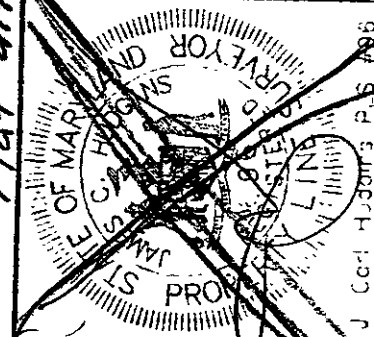
Subject property is shown in Zone C
in the FIRM Map of Baltimore County,
Maryland on Community Panel
240010 0410 B Effective March 2, 1981

This is to certify that I have surveyed the property shown hereon,
being known as 6511 Kenwood Avenue
as described in a deed
recorded among the land records of Baltimore County,
Maryland in Liber 5809, folio 307
or the purpose of locating the improvements thereon.

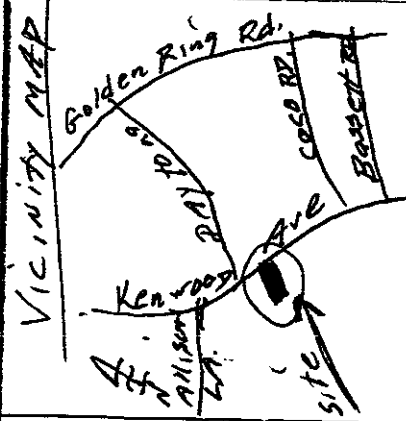
This plat is of benefit to the consumer only insofar as it is required
by a lender or a title insurance company or its agent in connection
with contemplated transfer, financing, or refinancing purposes.
This plat is not to be relied upon for the establishment of location
of fences, garages, buildings, or other existing or future structures.
This plat does not provide for the accurate identification of prop-
erty boundary lines, but such identification may not be required for
the transfer of title or for securing financing or refinancing.

Plat altered for Zoning Petition Purposes
1411001025

LOCATION DRAWING
6511 Kenwood Avenue
Baltimore County, Maryland
Election District - 14

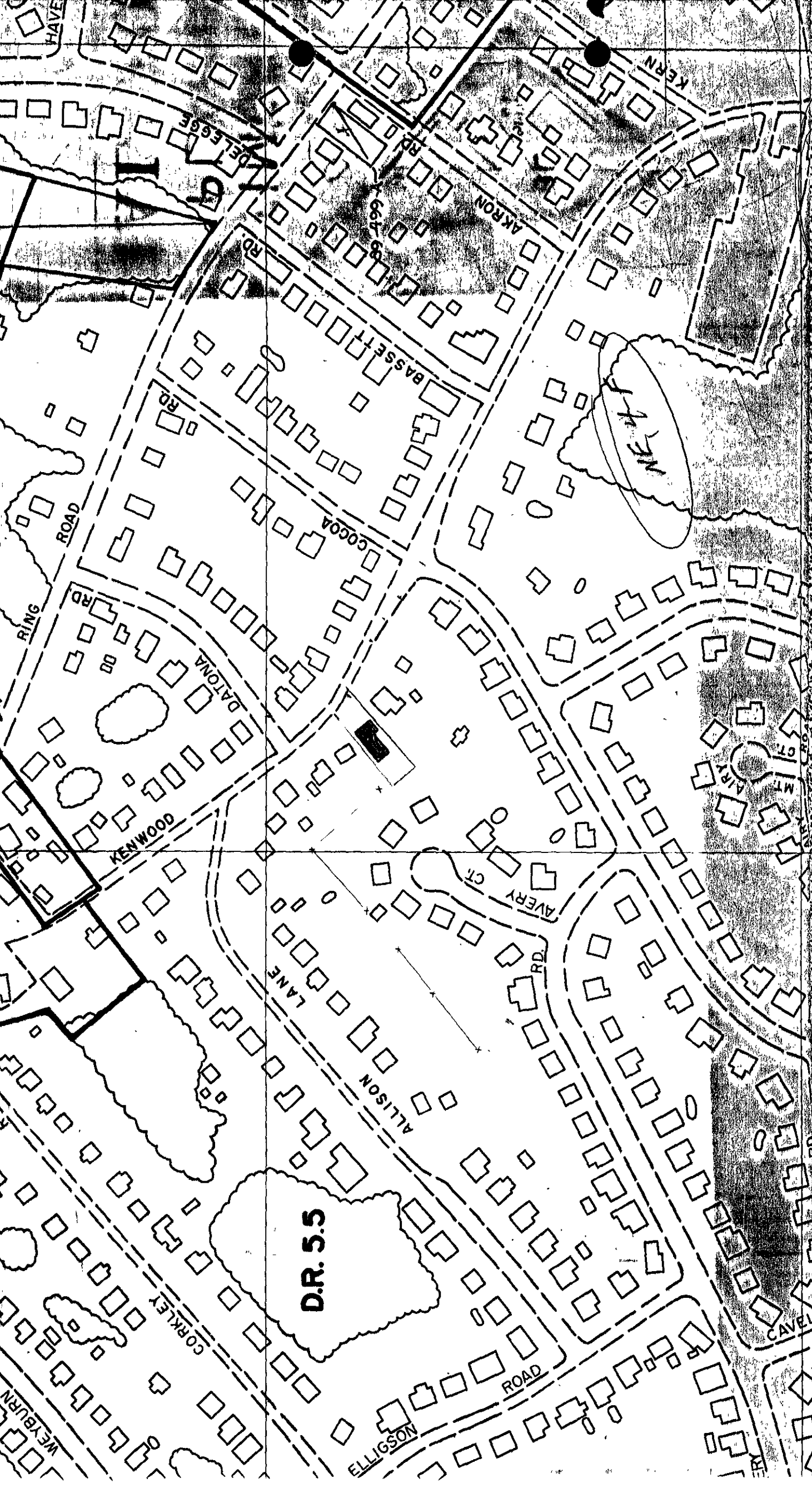


NTT Associates, Inc.
16215 Old Frederick Road
P.O. Box 100
Perry, Maryland 21557
Phone: (301) 462-2031
Fax: (301) 462-2315
Scale: 1" = 30'
Date: 11-2-85
Field By: M.P.H.
Drawn By: M.P.H.
Drawing # 101-67



Public Water
" Sewer
NOT in
Critical Area
No Prior
Zoning Hearings

#24



#241

MICROFILMED



Prop.
ADDN

241



241



Prop.
ADDN

241

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
SWS Kenwood Avenue, 280 ft. +/-
NW of c/l Coco Road
6511 Kenwood Avenue
14th Election District
6th Councilmanic District
Robert Smeltzer, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-233-A
*

AMENDED FINDINGS OF FACT AND CONCLUSIONS OF LAW

By Order of the Zoning Commissioner dated January 10, 1996, administrative relief was granted in the above captioned case to allow a side yard setback of 6 ft., in lieu of the minimum required 10 ft., for an addition in a D.R.5.5 zone. Subsequent to the issuance of that Order, the Petitioners requested a modification of same, so as to permit a variance of 1 ft.6 inches in lieu of the required 10 ft. It was indicated that the variance was necessary to construct the aforementioned addition.

Pursuant to the instructions of the Zoning Commissioner, the Petitioners subsequently obtained and submitted a letter from the adjoining property owner, Frederick W. Kahler, Jr. Mr. Kahler owns and resides on the adjacent property and is the most affected neighbor by the proposed addition. A letter submitted by Mr. Kahler indicates that he is aware of the proposed addition with a setback of 1 ft. 6 inches and does not object to the grant of the relief consistent with this request.

For these reasons, as well as those set forth in the prior Order, the relief requested shall be granted.

NOW, THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of February, 1996 that the Petition for Variance to permit a side yard setback of 1 ft. 6 inches, in lieu of 10 ft. in a D.R.5.5 zone, for an addition, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the remainder of the Zoning Commissioner's opinion and Order issued on January 10, 1996, be and is hereby ratified and incorporated, as specifically amended herein.
Any appeal from this decision must be taken in accordance with the applicable provisions of law.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date 2/23/96
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

February 22, 1996

Mr. and Mrs. Robert E. Smeltzer
6511 Kenwood Avenue
Baltimore, Maryland 21237

RE: Petition for Administrative Variance
Property: 6511 Kenwood Avenue
Case No. 96-22-A

Dear Mr. and Mrs. Smeltzer:

Enclosed herewith is an Amended Findings of Fact and Conclusion of Law regarding the above captioned matter. The Petition for Administrative Variance has been granted.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
c: Mr. James M. McKinney
E-2 Permit Service

Printed with Soybean Ink
on Recycled Paper

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
SWS Kenwood Avenue, 280 ft. +/-
NW of c/l Coco Road
6511 Kenwood Avenue
14th Election District
6th Councilmanic District
Robert Smeltzer, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-233-A
*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Robert Smeltzer and Frances G. Smeltzer, his wife, for that property known as 6511 Kenwood Avenue in the Golden Ring section of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 6 ft., in lieu of the minimum required 10 ft., for an addition, in a D.R.5 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING
Date 2/23/96
By [Signature]

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of January, 1996 that the Petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 6 ft., in lieu of the minimum required 10 ft., for an addition, in a D.R.5 zone, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date 1/10/96
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 5, 1996

Mr. and Mrs. Robert Smeltzer
6511 Kenwood Avenue
Baltimore, Maryland 21237

RE: Petition for Administrative Zoning Variance
Case No. 96-233-A
Property: 6511 Kenwood Avenue

Dear Mr. and Mrs. Smeltzer:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.



Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County
for the property located at 6511 Kenwood Ave.

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1

To allow a side yard setback of 6 ft. for a proposed addition in lieu of the minimum required 10 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) NEED EXTRA SPACE DET MOTHER MULLERS IN

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(Use do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)

Contact Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Signature

Address

City

State

Zipcode

Robert Smeltzer

(Type or Print Name)

Signature

FRANCES G. SMELTZER

(Type or Print Name)

Signature

6511 Kenwood Ave.

Baltimore, MD. 21237

City

State

Zipcode

James Mc Kinney

7633 South Bend rd.

477-1677

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, Md., that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation, throughout Baltimore County, and that the property be posted.

Zoning Commissioner of Baltimore County

REVIEWED BY: [Signature] DATE: 12-8-95
ESTIMATED FILING DATE: 12/17/95

Printed with Soybean Ink
on Recycled Paper

ITEM #: 241

Affidavit in support of
Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6511 Kenwood Ave.

Baltimore, MD. 21237

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

SEE REFERENCE SIDE

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

FRANCES G. SMELTZER
FRANCES G. SMELTZER
Robert Smeltzer

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:
I HEREBY CERTIFY, this 9 day of November 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

11-9-95

Row M. Taylor
NOTARY PUBLIC
My Commission Expires: 4/10/99

#241
ZONING DESCRIPTION
6511 Kenwood Ave.

Beginning at a point on the SW side
of Kenwood Ave., 280 ft. NW of the center
line of Coco Rd. containing a 288 ac ± &
10 cated in the 14th Elect. Dist.

Thence running S 51° 00' 14" E 57.12 ft. thence
N 51° 00' 55" E 176.20 ft. thence N 40° 16' 53" W
50.01 ft. thence S 51° 00' 55" W 185.72 ft. to the
point of beginning.

NOW, THEREFORE, in consideration of these premises, the terms and conditions stated
herein, and other good and valuable consideration, the receipt and sufficiency of which
are hereby acknowledged, the Mortgages grant, assign and convey to Mortgagee, its successors,
and assigns, all that lot or lots of ground situate and lying in Baltimore County
State of Maryland and described as follows:

BEGINNING for the same at a point in the center of Kenwood Avenue at a distance of 191.63
feet measured southeasterly along the center line thereof from the end of the north 54 d
degrees 50 minutes 00 seconds east 47.6 perch line of the first parcel of land described
in a deed from Charles Kahler and wife to Frederick Scherf, dated February 26, 1930 and
recorded among the Land Records of Baltimore County in Liber 1M4L.M. No. 645, folio 496;
thence running and binding on the center line of said Kenwood Avenue south 51 degrees
00 minutes 14 seconds east 51.12 feet; thence leaving said Kenwood Avenue south 51 degrees
00 minutes 55 seconds west 185.72 feet; thence for a line of division, north 40 degrees 16
minutes 53 seconds west 50.01 feet; thence by a line parallel and distant 50 feet from the
second line of this description and reversely on the third line of the lot of ground which
by deed dated September 12, 1940 and recorded among the Land Records of Baltimore County
in Liber T.E.S. No. 1768, folio 115, was granted and conveyed by Frederick Kahler and wife
to Frank V. Suski and wife, north 51 degrees 00 minutes 55 seconds east 176.20 feet to the
place of beginning. Containing 0.205 of an acre of land, more or less. The improvements
thereon being now known as No. 6511 Kenwood Avenue.

BEING the same lot of ground which by Deed dated July 6, 1976 and intended to be recorded
immediately prior hereto, was granted and conveyed by Shirley Humphrey to the above Gr
Mortgagee.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 12/18/95
Posted for: Varian
Petitioner: Robert W. Bowling, P.E., Chief
Location of property: 6511 Kenwood Ave.
Location of Sign: 14th & Kenwood Ave. 1/2 mi. S. of 14th St.
Remarks: None
Posted by: W. Carl Richards, Jr. Date of return: 12/22/95
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 12-18-95 ACCOUNT: R-001-6150

AMOUNT: \$ 85.00
SIC: 6511 Kenwood Ave.

RECEIVED FROM: R.E. Smeltzer owner
#010 - Res. Varian (2000) Filing fee - \$ 50.00
#080 - S. 4th + posting - 35.00

FOR: 01A00H0156MICHRC
BA C011409AM12-08-95 to 12/18/95

VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 18, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-233-A (Item 241)
6511 Kenwood Avenue
SAC Kenwood Avenue, 280' +/- NW of C/O Coco Road
14th Election District - 6th Councilmanic
Legal Owner: Robert Smeltzer and Frances G. Smeltzer

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case
number. Contact made with this office regarding the status of this case should reference the case number and
be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before December 17, 1995. The closing date (January 2, 1996) is the
deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will
be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the
requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written
notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the
Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County
newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the
closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE
PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS
ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER
WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon

Arnold Jablon
Director

cc: Robert and Frances Smeltzer
James McKinney



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 29, 1995

Mr. and Mrs. Robert Smeltzer
6511 Kenwood Avenue
Baltimore, MD 21237

RE: Item No.: 241
Case No.: 96-233-A
Petitioner: R. Smeltzer, et ux

Dear Mr. and Mrs. Smeltzer:

The Zoning Advisory Committee (ZAC), which consists of representa-
tives from Baltimore County approval agencies, has reviewed the plans
submitted with the above referenced petition, which was accepted for
processing by Permits and Development Management (PDM), Zoning Review, on
December 8, 1995.

Any comments submitted thus far from the members of ZAC that offer or
request information on your petition are attached. These comments are not
intended to indicate the appropriateness of the zoning action requested,
but to assure that all parties (zoning commissioner, attorney, petitioner,
etc.) are made aware of plans or problems with regard to the proposed
improvements that may have a bearing on this case. Only those comments
that are informative will be forwarded to you; those that are not
informative will be placed in the permanent case file.

If you need further information or have any questions regarding these
comments, please do not hesitate to contact the commenting agency or Joyce
Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Dec. 26, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for December 26, 1995
Items 232, 233, 234, 235, 236, 237, 238,
240, 241 and 242

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 12/22/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF DEC. 18, 1995.

Item No.: SEE BELOW

Zoning Agenda:

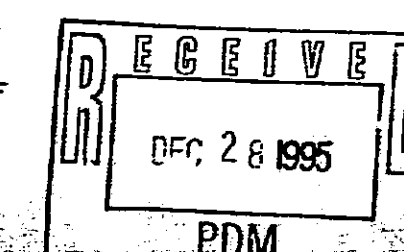
Gentlemen:

Pursuant to your request, the referenced property has been surveyed
by this Bureau and the comments below are applicable and required to
be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 232, 233, 234, 235, 236,
237, 238, 239, 240, 241 AND 242.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: December 20, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 235 & 241

If there should be any further questions or if this office can provide additional
information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol L. Kern*

PK/JL

ITEM235/PZONE/ZAC1



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 241 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance onto MD/165 is acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-333-1350 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

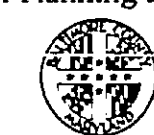
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS

#241 -- JJS

1. Notary section is incorrect/incomplete.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

February 5, 1996

(410) 887-4386

Mr. James M. McKinney
E-2 Permit Service
7633 South Bend Road
Baltimore, Maryland 21222

RE: Petition for Administrative Zoning Variance
Case No. 96-233-A
Property: 6511 Kenwood Avenue

Dear Mr. McKinney:

This is to acknowledge receipt of your letter of January 24, 1996.

If you can obtain and forward a letter in support of the modification of the requested variance from the most affected neighbor, I will amend the Order and approve the requested modification. According to the site plan, that neighbor is identified as F.W. Kahler. I make this request in view of the fact that the Petition for Variance was posted and advertised as a request for a 6 ft. side yard setback. If the actual setback is contemplated to be one ft. 6 inches, I would want assurance that the most directly affected property owner is aware of and approves the reduced setback.

Please do not hesitate to contact me should you have any questions in this regard.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

February 13, 1996

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

RE: Petition for Administrative Zoning Variance
Property: 6511 Kenwood Avenue
Case No. 96-233-A

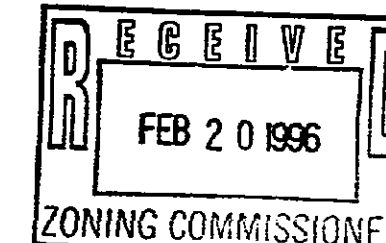
To whom it may concern:

As requested, I, Frederick W. Kahler, Jr. owner of the adjoining property and neighbor of Robert E. and Francis G. Smeltzer at 6511 Kenwood Avenue, am taking this opportunity to let you know that I am aware that a residential variance has been applied for to allow a setback of one and one half feet (1.5') so an addition can be built on their existing dwelling.

This is to provide you with written documentation that I am aware of the proposed addition and do not have any objections in allowing this setback variance.

Sincerely,

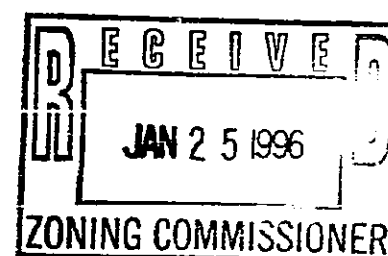
Frederick W. Kahler, Jr.



E-Z Permit Service

7633 South Bend Rd.
Baltimore Md. 21222
410-477-1877
Fax 410-477-1877

January 24, 1996



Lawrence E. Schmidt
Zoning Commissioner
Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

RE: Petition for Administrative Zoning Variance
Case No. 96-233-A
Property: 6511 Kenwood Avenue

Dear Commissioner Schmidt,

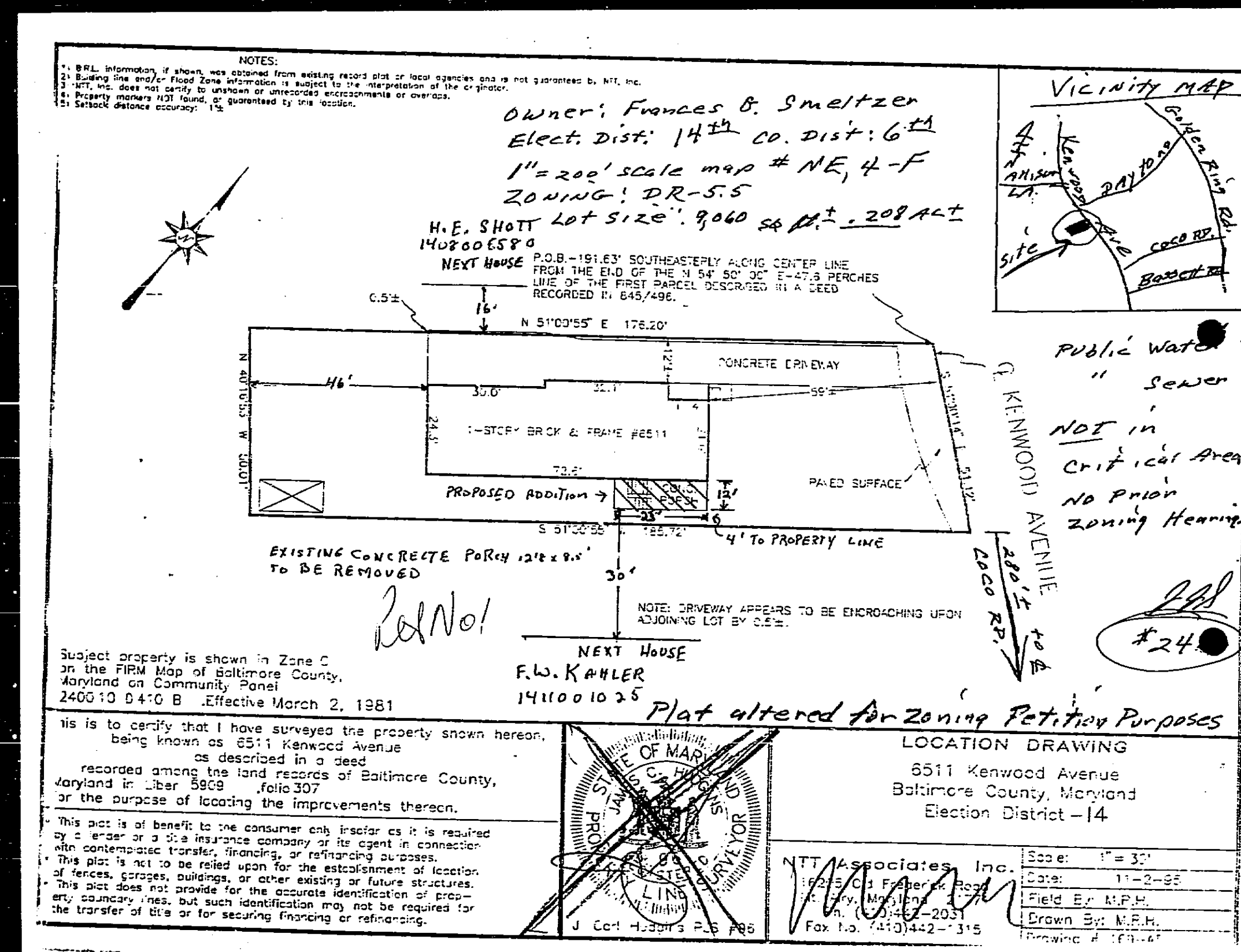
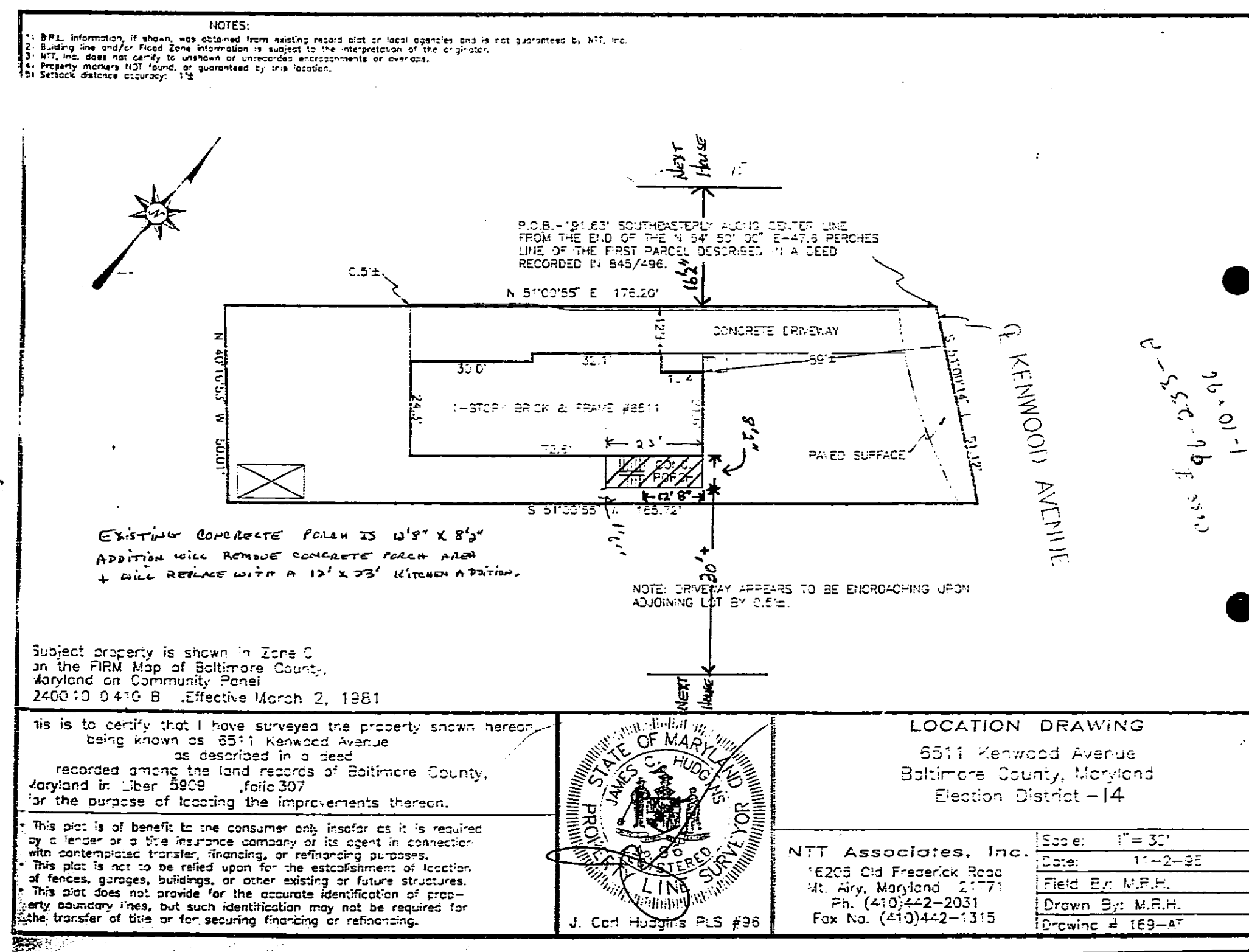
Please be advised that the variance No. 96-233-A was granted in error.

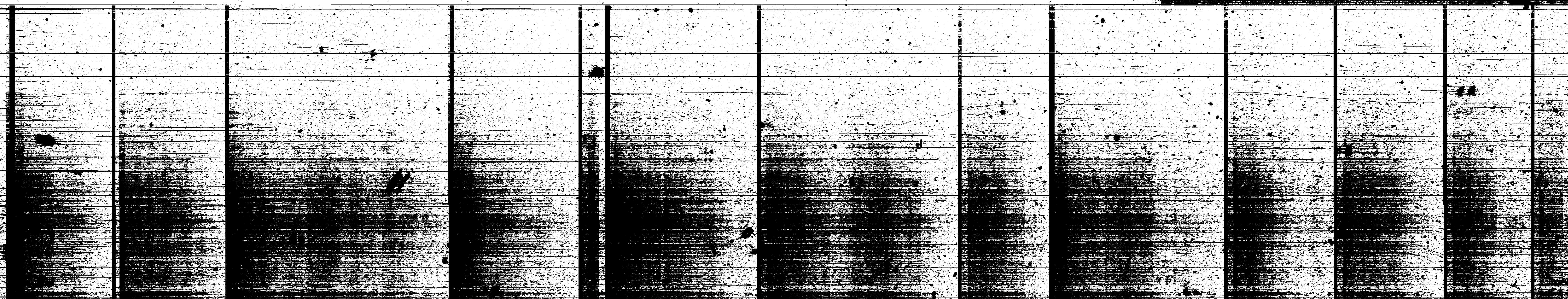
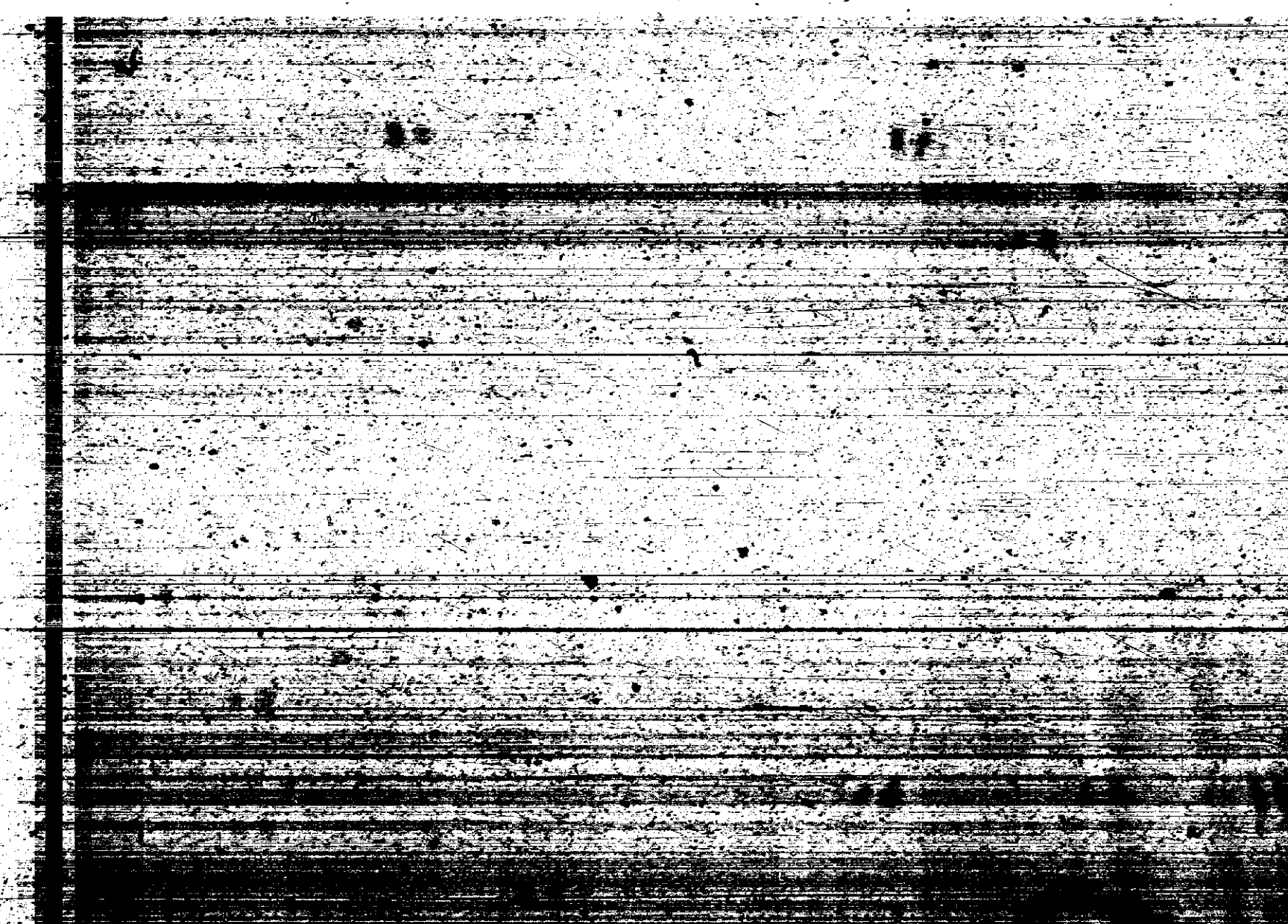
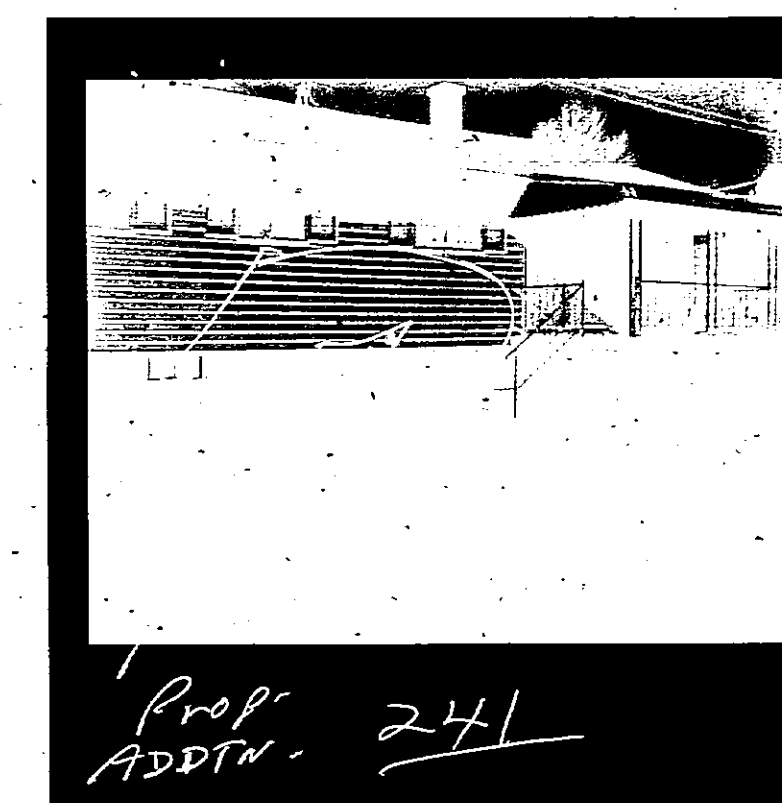
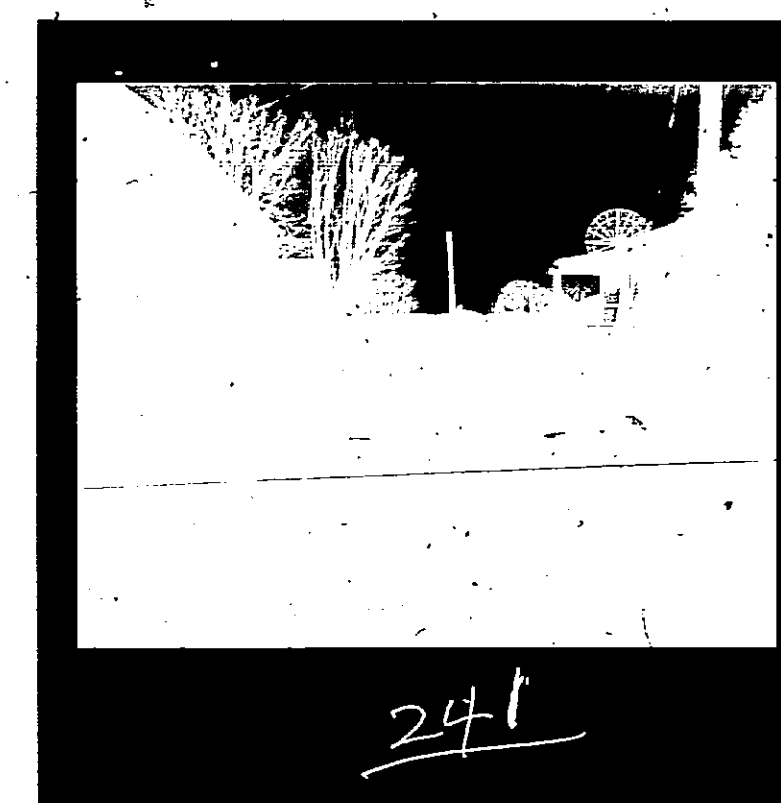
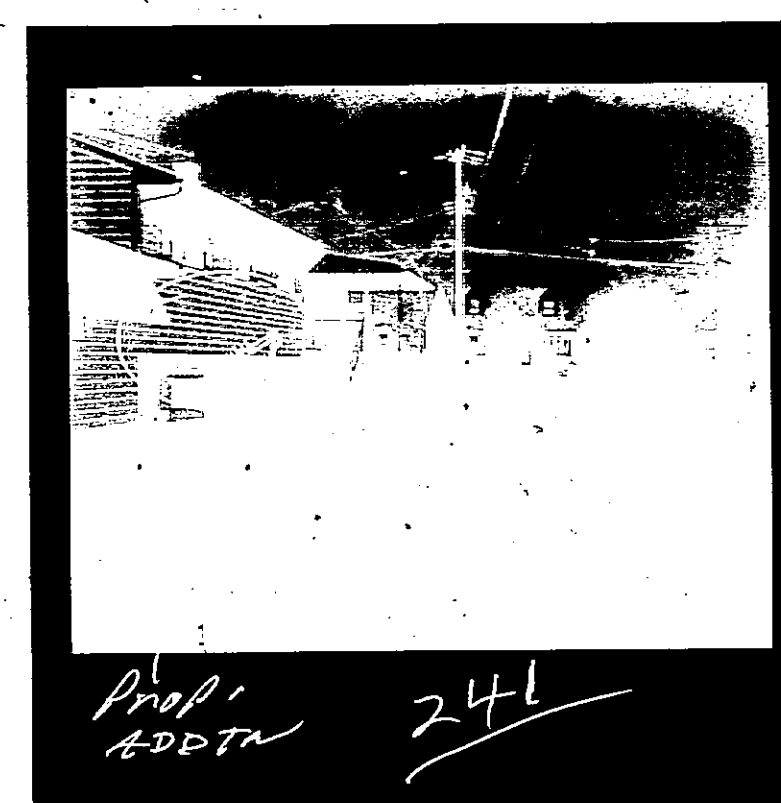
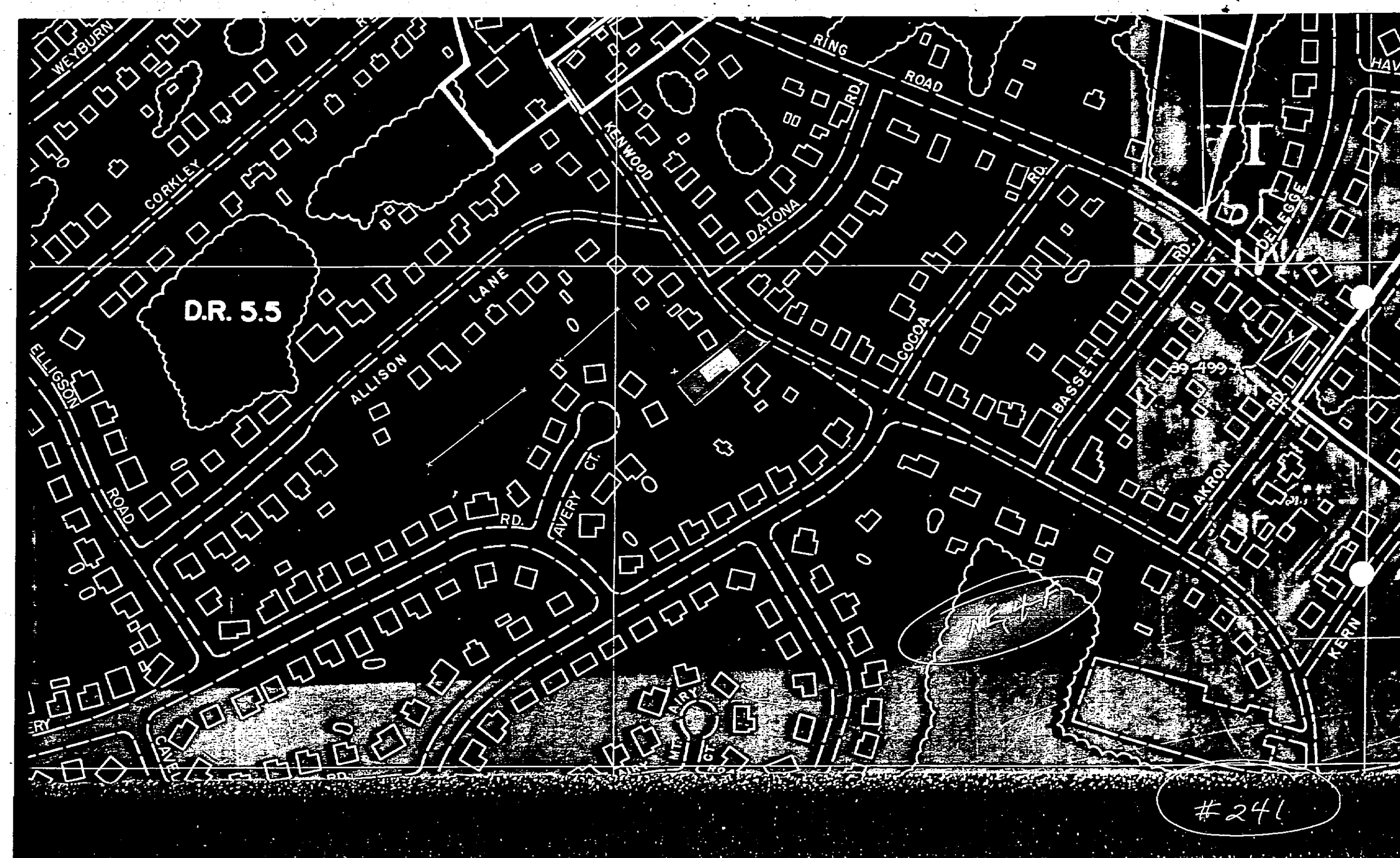
The side yard setback should have read 1' 6" instead of 6'. We would greatly appreciate your reconsideration of this case.

We are sorry for the inconvenience.

Very truly yours,

James M. McKinney
E-Z Permit Service







BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	ROSSVILLE GOLDEN RING AREA	N.E. 4-F
DATE OF PHOTOGRAPHY JANUARY 1986		